

UNOFFICIAL COPY

This Instrument Prepared By
and Upon Recordation Return To:

John P. Stephens
Burke, Warren, MacKay &
Serritella, P.C.
330 N. Wabash, 22nd Floor
Chicago, Illinois 60611-3607

97933510

THIS DEED REPRESENTS AN
EXEMPT TRANSACTION PURSUANT
TO 35ILCS 200/31-45 PAR. 2
OF THE REAL ESTATE TRANSFER
ACT.
DATED Thomas C. Armstrong

RECORDING FEE \$25.00
TAXES \$400.00
FEE \$406 * - 97 - 933510
COOK COUNTY RECORDER

WARRANTY DEED

THE GRANTOR, AAA Construction Company, of 2159 W Fletcher, Chicago, Illinois, for and in consideration of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable considerations, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS unto Thomas Armstrong and Kelly Armstrong, 2159 W. Fletcher, Chicago, Illinois, not as joint tenants or tenants in common, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 72 in Superior Court Partition of Subdivision, of the West 1/4 of Outlot 17 in Snow Estates Subdivision in Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to General Real Estate Taxes for 1997 and subsequent years; and encroachment of the fence located mainly on the land onto the property North and adjoining by approximately 0.80 feet and West 1.20 feet, as shown on Plat of Survey Number 19064 prepared by MM Surveying Company, dated February 14, 1992 and updated May 10, 1997.

Permanent Real Estate Index Number: 14-30-105-001

Address of Real Estate: 2159 W. Fletcher
Chicago, Illinois 60618

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its _____ President this 8th day of DECEMBER, 1997.

AAA CONSTRUCTION COMPANY

By: Thomas C. Armstrong
Its: President

(SEAL)

BOX 333-CTI

Pa/7699369/

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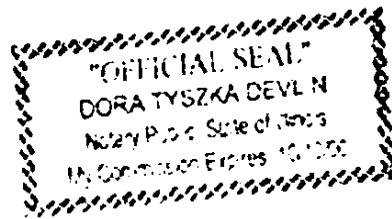
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STATE OF ILLINOIS)
)
COUNTY OF _____)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Thomas E. HERSHBERG, well known to me to be the _____ President of AAA CONSTRUCTION COMPANY, and that _____ he acknowledged executing the same, freely and voluntarily under authority duly vested in _____ by the Board of Directors of said corporation and that the seal affixed thereto is the true corporate seal of said corporation. 12/8/97

My commission expires _____, 19____

Dora Tyszka Devlin
Notary Public



Send Tax Bills To:

Thomas Armstrong
2159 W. Fletcher
Chicago, Illinois 60618

ODMA PDXXXS BK RKL CIE 597 21

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/17/97, 19 97

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the

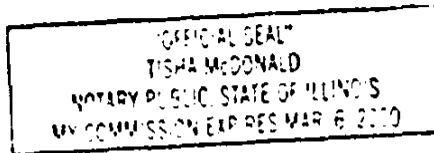
said _____

this 8th day of Dec

19 97

[Signature]

Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/17/97, 19 97

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the

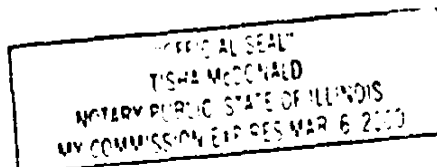
said _____

this 8th day of Dec

19 97

[Signature]

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]